

Case 12-35465-rld11 Doc 97 Filed 05/28/13
UNITED STATES BANKRUPTCY COURT
DISTRICT OF OREGON

In re) Case No. _____
)
) NOTICE OF INTENT TO Sell Real or
) Personal Property, Compensate Real Estate
) Broker, and/or Pay any Secured Creditor's Fees
) and Costs; Motion for Authority to Sell Property
) Free and Clear of Liens; and Notice of Hearing
) **[Note: Do not use to sell personally identifiable**
Debtor(s)) **information about individuals!]**

NOTICE IS GIVEN THAT _____, the
_____ (i.e., debtor, trustee, etc.), intends to sell the property described below and moves
for authority to sell said property free and clear of liens pursuant to 11 USC §363(f). The movant's name, address, and
telephone # are: _____.

If you wish to object to any aspect of the sale or fees disclosed in ¶7 or ¶15 you must both: (1) attend the hearing set in ¶16 below and, (2) within 23 days of the later of either (a) the date next to the signature below; or (b) the date in any "Clerk" stamp above, file with the Clerk of Court (i.e., if the 5-digit portion of the Case No. begins with "3" or "4", at 1001 SW 5th Ave. #700, Portland OR 97204; or if it begins with "6" or "7", at 405 E 8th Ave #2600, Eugene OR 97401) both: (a) a written response stating the specific facts upon which the objection is based, and (b) proof that a copy of the response was served on the movant.

This document shall constitute the notice required by LBR 2002-1. (COMPLETE ALL SECTIONS.)

1. The specific subsections of 11 USC §363(f) movant relies upon for authority to sell the property free and clear of liens are:

2. Buyer's Name & Relation to Debtor:

3. General description of the property (NOTE: If real property, state street address here. Also attach legal description as an Exhibit to the original filed with the court):

4. A copy of the full property description or inventory may be examined or obtained at:

5. The property may be previewed at (include time and place):

6. Other parties to the transaction and their relationship to the debtor are:

7. Gross sales price: \$_____. All liens on the property total: \$_____, of which Movant believes a total of \$_____ need not be paid as secured claims (because the lien is invalid, avoidable, etc., the lienholder consents to less than full payment, or part or all of the underlying debt is not allowable). Secured creditor(s) also seek(s) reimbursement of \$_____ for fees and costs. Total sales costs will be: \$_____. All tax consequences have been considered and it presently appears the sale will result in net proceeds to the estate after payment of valid liens, fees, costs and taxes of approximately: \$_____.

8. The sale is is not (**MARK ONE**) of substantially all of the debtor's assets. Terms and conditions of sale:

9. Competing bids must be submitted to the movant no later than (date) _____, and must exceed the above offer by at least _____ (and be on the same or more favorable terms to the estate).

10. Summary of all available information regarding valuation, including any independent appraisals:

11. If ¶7 indicates little or no equity for the estate, the reason for the sale is:

and expenses and taxes resulting from the sale will be paid as follows:

12. (Ch. 11 cases only) The reason for proposing the sale in advance of approval of a plan of reorganization is:

13. The following information relates to lien holders (who are listed in PRIORITY order):

<u>Name</u>	<u>Service Address (See FRBP 7004)</u>	<u>Approximate Lien Amount</u>	<u>Indicate Treatment at Closing (i.e., Fully Pd., Partially Pd., or Not Pd.)</u>

14. Any liens not fully paid at closing shall attach to the sale proceeds in the same order of priority they attach to the property. Any proceeds remaining after paying liens, expenses, taxes, commissions, fees, costs or other charges as provided in this motion, shall be held in trust until the court orders payment.

15. [If real property] The court appointed real estate broker, _____, will be paid _____.

16. A HEARING ON THIS MOTION AND ANY OBJECTIONS TO THE SALE AND/OR FEES WILL BE HELD

ON _____ AT _____ IN _____ and testimony will be received if offered and admissible.

17. [Unless movant is a Ch. 7 trustee] I certify that on _____ a copy of this document was served, pursuant to FRBP 7004, on the debtor(s), trustee, if any, U.S. Trustee, each named lien holder at the address listed above, Creditors' Committee Chairperson, if any, and their respective attorneys; and that a copy was also served that date, pursuant to FRBP 2002(a), on all creditors and parties requesting special notice as listed in the Court's records that were obtained on _____, a copy of which is attached to the original document filed with the Bankruptcy Court.

18. FOR FURTHER INFORMATION CONTACT: _____

DATE: _____

Signature & Relation to Movant

(If debtor is movant) Debtor's Address & Taxpayer ID#(s) (last 4 digits)

Exhibit A
Legal Description

**Lot 1, Block 4, FIRST ADDITION TO THE TOWN OF OSWEGO, in the City of
Lake Oswego, County of Clackamas and State of Oregon.**

CERTIFICATE OF SERVICE

I hereby certify that on May 28, 2013, I served the foregoing "Notice of Intent to Sell Property" on the following parties by first class mail, postage prepaid and deposited with the United States Postal Service in Clackamas, Oregon to each at address listed below:

SEE ATTACHED CREDITOR LIST PROVIDED BY COURT ECF SYSTEM

I further certify that the following person(s) will be served electronically when the foregoing document is filed with the court, along with any other party who requested SPECIAL NOTICE through the Court:

Michael D. O'Brien, Attorney enc@orbankruptcy.com

US Trustee, Portland USTPRegion18.PL.ECF@usdoj.gov

/s/ Michael D. O'Brien

Michael D. O'Brien
Attorney for Debtor

Label Matrix for local noticing
0979-3
Case 12-35465-rld11
District of Oregon
Portland
Tue May 28 15:59:41 PDT 2013

1001 SW 5th Ave #700
Portland, OR 97204-1141

American Express Centurion Bank
c/o Becket and Lee LLP
POB 3001
Malvern PA 19355-0701

Bank Of America, N.A.
Bankruptcy Notice-TX2-982-0303
PO Box 5170
Simi Valley, CA 93062-5170

Chase
POB 94014
Palatine, IL 60094-4014

Ellen Rosenblum, Attorney General
100 Justice Building
1162 Court Street NE
Salem, OR 97310-0001

(p)INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

Laurie Unis
c/o Intelekia Law Group LLC
308 SW 1st Ave #325
Portland OR 97204-3567

Oregon Depart Of Revenue
PO Box 14725
Salem, OR 97309-5018

Seahorse Partnership
c/o Randy and Stephanie Richardson
5191 SW Kruse Rd.
Wilsonville, OR 97070-9741

CLC Services on behalf of: Etrade Bank
PO Box 94982
Cleveland, OH 44101-4982

AAA Financial Services
POB 982235
El Paso, TX 79998-2235

Bank Of America
POB 15026
Wilmington, DE 19850-5026

Bank of America, N.A.
P.O. Box 660933
Dallas, TX 75266-0933

(p)DISCOVER FINANCIAL SERVICES LLC
PO BOX 3025
NEW ALBANY OH 43054-3025

FIA CARD SERVICES, N.A.
4161 Piedmont Parkway
NC4 105 03 14
Greensboro, NC 27410

JP Morgan Chase Bank
Mortgage Bankruptcy Dept
3415 Vision Drive
Columbus, OH 43219-6009

Northwest Community Credit Union
POB 70225
Springfield, OR 97475-0145

Raife Neuman
Intelekia Law Group LLC
308 SW First Ave., Suite 235
Portland, OR 97204-3567

Target National Bank
C/O Target Credit Services
PO Box 673
Minneapolis, MN 55440-0673

PNC Bank
POB 94982
Cleveland, OH 44101-4982

American Express
Bankruptcy Department
PO Box 297814
Fort Lauderdale, FL 33329-7814

Bank Of America
POB 982235
EL Paso, TX 79998-2235

CONSUMER SERVICES ON BEHALF OF E-TRADE
P.O. Box 94982
Cleveland, OH 44101-4982

E*Trade
PNC Bank
2730 Liberty Ave
Pittsburgh, PA 15222-4747

Internal Revenue Service
Bankruptcy Notices
PO Box 7346
Philadelphia, PA 19101-7346

Key Education Resources
PO Box 7860
Madison, WI 53707-7860

ODR Bkcy
955 Center St NE
Salem OR 97301-2555

Randy & Stephanie Richardson
c/o Motschenbacher & Blattner, LLP
117 SW Taylor Street, Suite 200
Portland, OR 97204-3029

The Bank of New York Mellon
Chase Record Center
Attn: Correspondence Mail
Mail Code: LA4-5555
700 Kansas Lane
Monroe, LA 71203-4774

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

US Bank Home Mortgage
Bankruptcy Dept.
POB 6060
Newport Beach, CA 92658-6060

US Trustee, Portland
620 SW Main St #213
Portland, OR 97205-3026

Verizon California
500 Technology Drive, Suite 300
Weldon Springs, MO 63304-2225

Wells Fargo Bank NA
AKA: Wachovia Mortgage
Attn: Bankruptcy Department
4101 Wiseman Blvd
MAC# T7416-023
San Antonio, TX 78251-4200

Wells Fargo Bank, NA
POB 659558
San Antonio, TX 78265-9558

MICHAEL D O'BRIEN
9200 SE Sunnybrook Blvd #150
Clackamas, OR 97015-5766

Randy L. Richardson

Stephany J Moody
POB 1156
Wilsonville, OR 97070-1156

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Discover Card
POB 15316
Wilmington, DE 19850

Internal Revenue Service
C/O Eric Holder, Attorney General
10th St-Constitution Ave.
Washington, DC 20530

US BANK N.A.
BANKRUPTCY DEPARTMENT
P.O. BOX 5229
CINCINNATI, OH 45201-5229

(d)US Bank
Loss Prevention- EP-MN-L23C
PO Box 2407
Minneapolis, MN 55402-9998

(d)US Bank
POB 790408
St. Louis, MO 63179

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Kamali Sotheby's International Realty

(u)Northwest Community Credit Union

(u)Oregon Department of Revenue

(u)The Bank of New York Mellon

(u)Wells Fargo Bank, N.A.

(u)Windermere Cronin & Caplan Realty Grp

(u)Laurie Unis

(u)Stephanie Richardson

End of Label Matrix
Mailable recipients 38
Bypassed recipients 8
Total 46